

## **ORDINANCE NO. 433**

**AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO ADD CAR WASH (SELF-SERVICE) AS A CONDITIONAL USE IN THE NEIGHBORHOOD SERVICES ZONING DISTRICT FOR LOT 3, BLOCK AA, BELLA COLINAS COMMERCIAL SUBDIVISION, AS RECORDED IN DOCUMENT NO. 201600051, OPRTC AND WHICH IS LOCATED AT THE SOUTHWEST CORNER OF WEST STATE HIGHWAY 71 AND DEL DIOS WAY, BEE CAVE, TEXAS; PROVIDING FOR APPROVAL OF A CONCEPT PLAN DESCRIBED IN EXHIBIT “A”, ATTACHED HERETO; PROVIDING FOR CERTAIN CONDITIONS CONTAINED HEREIN AND ATTACHED HERETO AS EXHIBIT “B”; PROVIDING FOR APPROVAL OF ELEVATIONS, ATTACHED HERETO AS EXHIBIT “C”; PROVIDING FOR PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR FINDINGSS OF FACT, SEVERABILITY, EFFECTIVE DATE AND PROPER NOTICE AND MEETING**

**WHEREAS**, an application has been submitted to add Car Wash (Self-Service) as a Conditional Use to the Neighborhood Services zoning district for the property located at the Southwest corner of West State Highway 71 and Del Dios Way, Bee Cave, Texas, described as Lot 3, Block AA, Bella Colinas Commercial (the “Property”); and

**WHEREAS**, the Property is located in the City of Bee Cave’s Extraterritorial Jurisdiction and is subject to the provisions in the Masonwood Amended and Restated Development Agreement (the “Development Agreement”) adopted by the Bee Cave City Council on November 13, 2012. The Property is within the ‘Neighborhood Services Tract’ as designated within the Development Agreement concept plan;

**WHEREAS**, the property owner has submitted a Concept Plan depicting the proposed use of the Property as a Car Wash (Self-Service) and the terms and conditions of this Ordinance are sufficient to make this proposed use compatible with other Neighborhood Services uses on adjacent property;

**WHEREAS**, the notice as required by the City’s Zoning Ordinance has been published in the official newspaper and given to adjacent property owners;

**WHEREAS**, the Planning and Zoning Commission and the City Council has each conducted Public Hearings on the Application for a Conditional Use Permit wherein public comment was received and considered on the Application;

**WHEREAS**, the City Council finds that the use of the Property as depicted in the Concept Plan and in accordance with this Ordinance as a Car Wash (Self-Service) is an appropriate use for the Property;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE, TEXAS:**

**SECTION 1. Findings of Fact.** All of the above premises are hereby found to be true and correct legislative and factual findings of the City and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2. Findings.** The City Council finds that the information submitted in the Application for a Conditional Use Permit submitted by Applicant meets the requirements of the City of Bee Cave Zoning Ordinance for the Property as depicted on the Concept Plan attached hereto and incorporated herein as Exhibit “A”.

**SECTION 3. Uses.** A Conditional Use Permit is hereby granted, subject to the conditions listed in Section 5, herein described, and the Conditions described in Exhibit “B”, attached hereto and incorporated herein, to authorize a Car Wash (Self-Service) use on the Property as depicted in Exhibit “A” and in conjunction with any other permitted uses authorized in Neighborhood Services zoning districts.

**SECTION 4. Concept Plan.** The Concept Plan, attached hereto as Exhibit “A”, depicting the Car Wash (Self-Service) use and Architectural Elevations, attached hereto as Exhibit “C”, for buildings and other structures associated with the use of the Property as a Car Wash (Self-Service) together with all other uses and amenities depicted in the Concept Plan are all hereby approved contingent upon the property owner meeting the conditions contained within Section 5 and Exhibit “B”.

**SECTION 5. Conditional Use Permit.** The City Council hereby approves a Conditional Use Permit to the property owner (hereinafter “Permittee”) upon the following terms and conditions:

1. Permittee shall not commence development until it has secured all permits and approvals as required by the City of Bee Cave Ordinances and the Development Agreement.
2. The Conditional Use Permit authorizes additional development of the subject Property only as represented in the Permittee’s application and only to the extent such development is depicted in the Concept Plan described in Exhibit “A,” attached hereto, and only to the extent authorized herein. If portions of the development of the subject Property requested in the application are not approved herein by the Council, or are not depicted in Exhibit “A”, then that portion of Permittee’s application is specifically denied.
3. Amendments to development for this Property in the future shall comply with Neighborhood Services zoning except as may be approved by this Conditional Use Permit or as same may be amended.

4. The uses authorized in this Conditional Use Permit shall also comply with the development standards and operational standards described in the Development Agreement.

**SECTION 6. Penalties.** That any person, firm or corporation violating any of the provisions of this Ordinance or Chapter 32, Zoning, of the Code of Ordinances, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Bee Cave, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day of any such violation shall be deemed to constitute a separate offense, in accordance with Section 1.01.009 of the City's Code of Ordinances.

**SECTION 7. Ordinance not invalidated.** If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsection, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

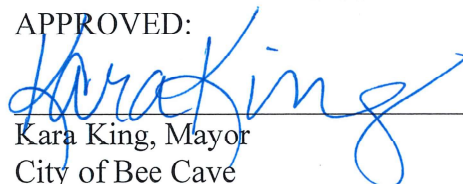
**SECTION 8. Prior Ordinances Repealed.** All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of such conflict.

**SECTION 9. Proper Meeting.** It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

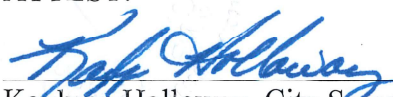
**SECTION 10. Effective Date.** This Ordinance shall take effect immediately from and after its passage and publication as required by law.

PASSED AND APPROVED this 28<sup>th</sup> day of April, 2020.

APPROVED:

  
Kara King, Mayor  
City of Bee Cave

ATTEST:

  
Kaylynn Holloway, City Secretary  
City of Bee Cave, Texas

APPROVED AS TO FORM:

A handwritten signature in blue ink, reading "Miguel R. Santos". The signature is written in a cursive style with a horizontal line underneath the name.

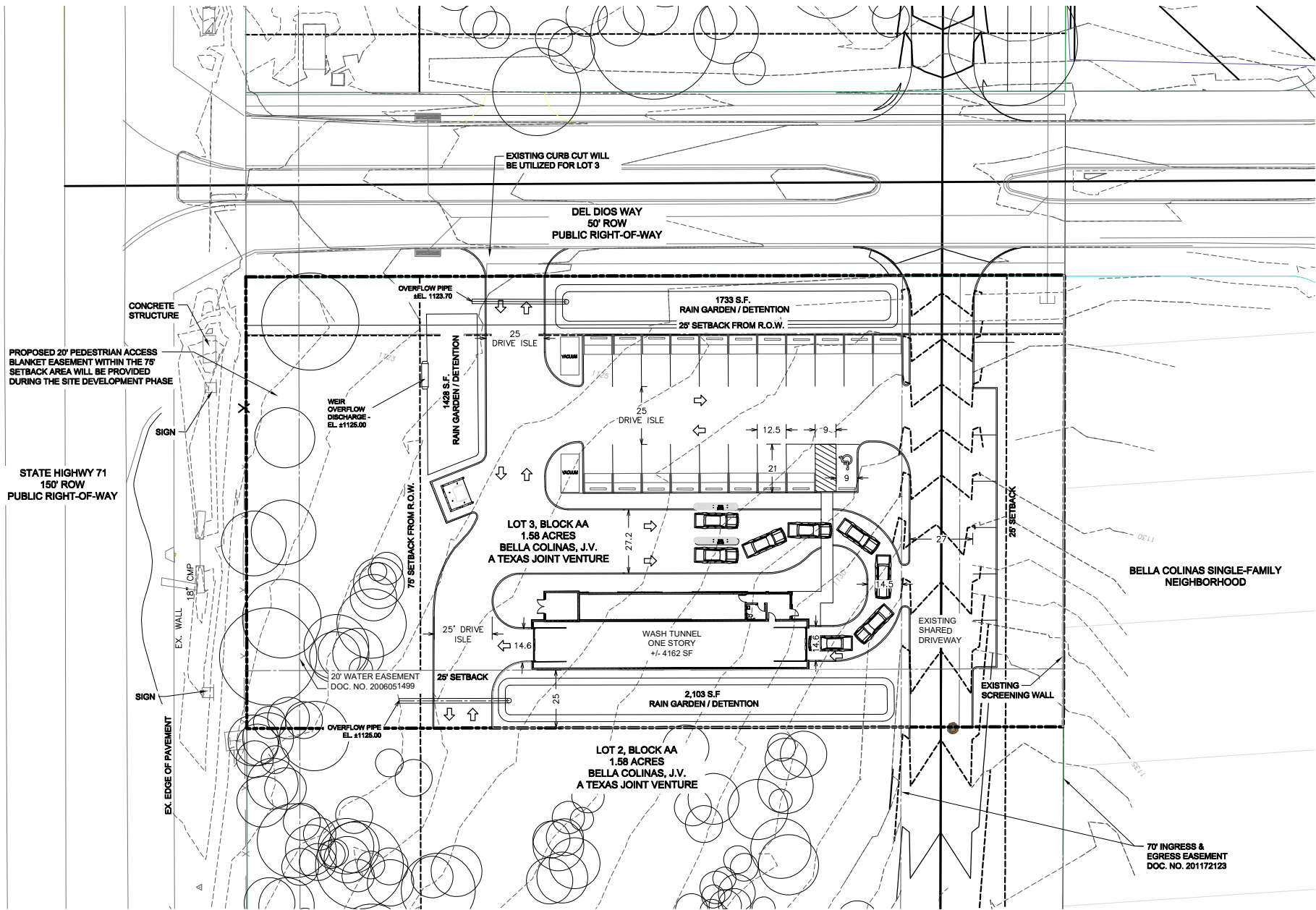
City Attorney

DENTON NAVARRO ROCHA BERNAL & ZECH, PC

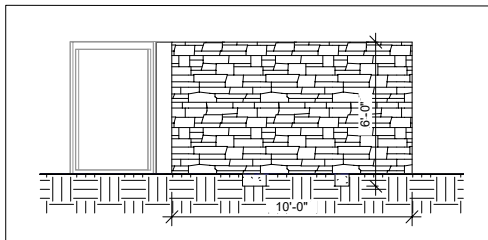


**EXHIBIT “A”**  
**CONCEPT PLAN**

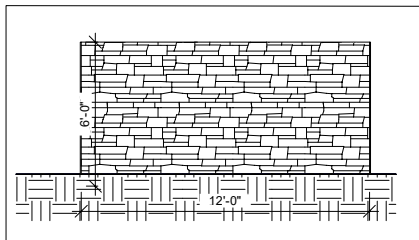
Date: Mar 20, 2020, 3:36pm User ID: Damian  
File: F:\112\01\02\Bella Colinas\CUP Submitted\CUP V\Site Plan\SP191114.dwg



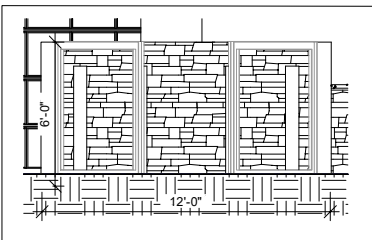
1 SITE PLAN  
1"=30'-0"



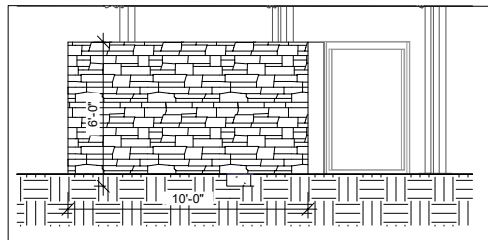
6 EAST ELEVATION  
1/4"=1'-0"



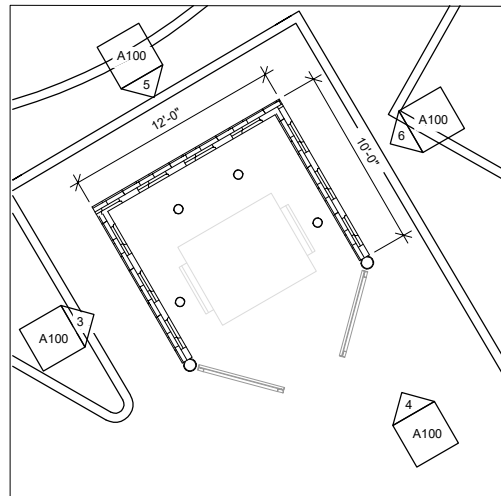
5 NORTH ELEVATION  
1/4"=1'-0"



4 SOUTH ELEVATION  
1/4"=1'-0"



3 WEST ELEVATION  
1/4"=1'-0"

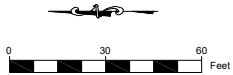


2 DUMPSTER ENCLOSURE  
3/16"=1'-0"

TOTAL LOT SIZE - 68,824.80 SF  
TOTAL IMPERVIOUS COVER - 40,363.29 SF  
  
IMPERVIOUS COVER PERCENTAGE - 58.8%  
  
24 PARKING STALLS



LOCATION MAP  
NOT TO SCALE



CUP NOTES:

STORM WATER

WATER QUALITY/DETENTION/DRAINAGE: PROPOSED PONDS WILL MEET SEC. 32.05.005(d), ALL ABOVEGROUND FACILITIES USED FOR WATER QUALITY MANAGEMENT AND NON-POINT POLLUTION CONTROL, INCLUDING RETENTION AND DETENTION PONDS, SHALL BE DESIGNED USING NATURAL STONE MATERIALS CONSISTENT WITH THE COMPREHENSIVE PLAN.

NATURAL FEATURES

TOPOGRAPHY (GRADING): PER ARTICLE III, SEC. 3.02(b)(vi), CUT AND FILL FOR NEIGHBORHOOD SERVICES DEVELOPMENT IS LIMITED TO 10 FT. UNLESS A VARIANCE IS GRANTED.

LIGHTING: PROPOSED LIGHTING WILL MEET SEC. 32.05.012

NOISE: VOICE ATTENDANT SPEAKERS ASSOCIATED WITH THE CARWASH OR PAY STATIONS ARE PROHIBITED.

HOURS OF OPERATION: HOURS OF OPERATION IN THIS DISTRICT ARE 6:00 AM TO 10:00 PM

CUP ORDINANCE LANGUAGE: THIS PROPERTY IS SUBJECT TO THE PROVISIONS IN THE MASONWOOD AMENDED AND RESTATED DEVELOPMENT AGREEMENT ADOPTED BY THE BEE CAVE CITY COUNCIL ON NOVEMBER 13, 2012. THE SUBJECT PROPERTY IS WITHIN THE 'NEIGHBORHOOD SERVICES TRACT' AS DESIGNATED WITHIN THE DEVELOPMENT AGREEMENT CONCEPT PLAN."

THIS PROPERTY IS SUBJECT TO THE IMPERVIOUS COVER AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2016031163 OF THE OPRTC.

OWNER SHALL PROVIDE A 20' BLANKET EASEMENT FOR TRAIL AND PEDESTRIAN ACCESS AT AN AGREED UPON LOCATION THAT IS ACCEPTABLE TO BOTH THE CITY OF BEE CAVE AND THE OWNER. PROPERTY OWNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF TRAIL IMPROVEMENT IF CONSTRUCTED IN THE FUTURE. THIS PROPERTY IS SUBJECT TO THE IMPERVIOUS COVER AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2016031163 OF THE OPRTC.

BEE CAVE CAR WASH  
BEE CAVE, TRAVIS COUNTY, TEXAS  
CONCEPTUAL PLAN

**LIQUE**  
ENGINEERS

TBPE # - 20405  
816 Camaron Ste. 123  
San Antonio, TX. 78212  
Phone: 210-549-4207

THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM LIQUE ENGINEERS.

**FOR REVIEW**  
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, UNDER THE AUTHORITY OF DAMIAN M. ESQUIVEL, P.E. 98362 ON 12/6/19. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING.

REVISION: #  
DATE: December 6, 2019

JOB: EXHIBIT  
SCALE: 1" = 30'

SHEET NO.  
CUP-1

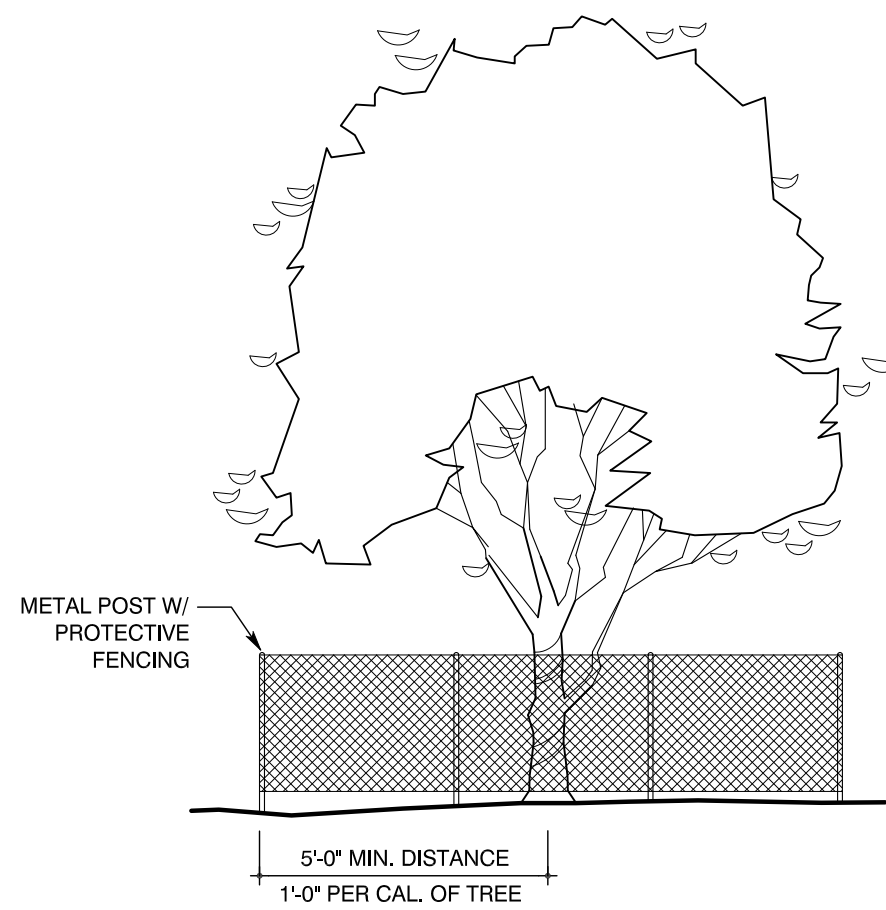




VICINITY MAP (N.T.S.)

EXISTING TREE LEGEND

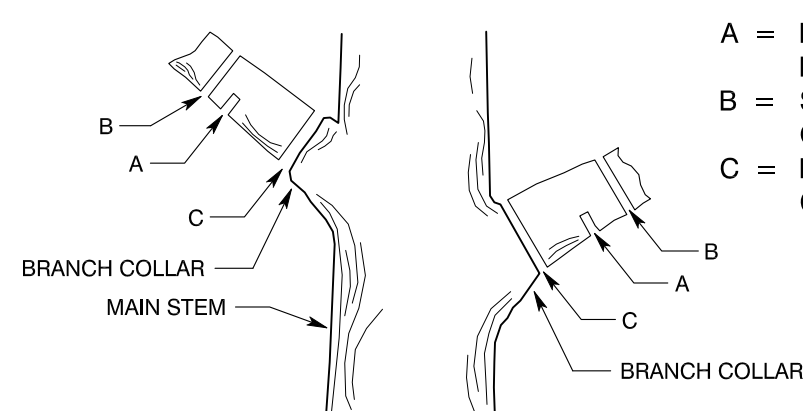
- 007 = EXISTING PROTECTED TREE TO BE PRESERVED
- 007 = EXISTING PROTECTED TREE TO BE REMOVED



TREE PROTECTION DETAIL  
NOT TO SCALE

- NOTES:
1. LANDSCAPE SUBCONTRACTOR TO PROVIDE PRUNING AND FERTILIZATION FOR ALL EXISTING TREES TO BE PRESERVED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED AND I.S.A. CERTIFIED ARBORIST.
  2. APPLY APPROVED SLOW-RELEASE FERTILIZER INJECTED INTO SOIL BEFORE CONSTRUCTION COMMENCES AND AGAIN AFTER CONSTRUCTION IS COMPLETE.
  3. ALL PRUNING OF EXISTING TREES MUST COMPLY WITH THE CITY OF SAN ANTONIO'S APPROVED PRUNING DETAIL AND IS TO BE DONE UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
  4. PROTECTIVE FENCING MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITIES MAY COMMENCE.
  5. PROTECTIVE FENCING TO BE A MIN. 4'-0" HT. EXTENDING FROM TRUNK 12" PER CALIPER INCH OF TREE (MINIMUM 5'-0" ON ONE SIDE ONLY). THE OPTIMUM DISTANCE IS TO INSTALL FENCE DIRECTLY BENEATH DRIPLINE OF TREE AS SHOWN.
  6. PROTECTIVE FENCING TO BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
  7. DURING CONSTRUCTION, NO EXCESS SOIL, FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE FENCING, NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE FENCING.
  8. APPLY COARSE GROUND OR SHREDDED ORGANIC BARK MULCH TO 6" DEPTH @ ALL EXISTING TREES TO BE PRESERVED.
  9. THE PROPOSED FINISH GRADE WITHIN THE ROOT PROTECTION ZONE ("RPZ") OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE (3) INCHES.

- PRUNING NOTES:
1. ALL PRUNING IS TO BE DONE BY A LICENSED ARBORIST UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
  2. WHERE FEASIBLE, PRUNE TREES BEFORE COMMENCEMENT OF CONSTRUCTION.
  3. PAINT ALL WOUNDS ON OAK TREES WITHIN 30 MINUTES OF PRUNING.

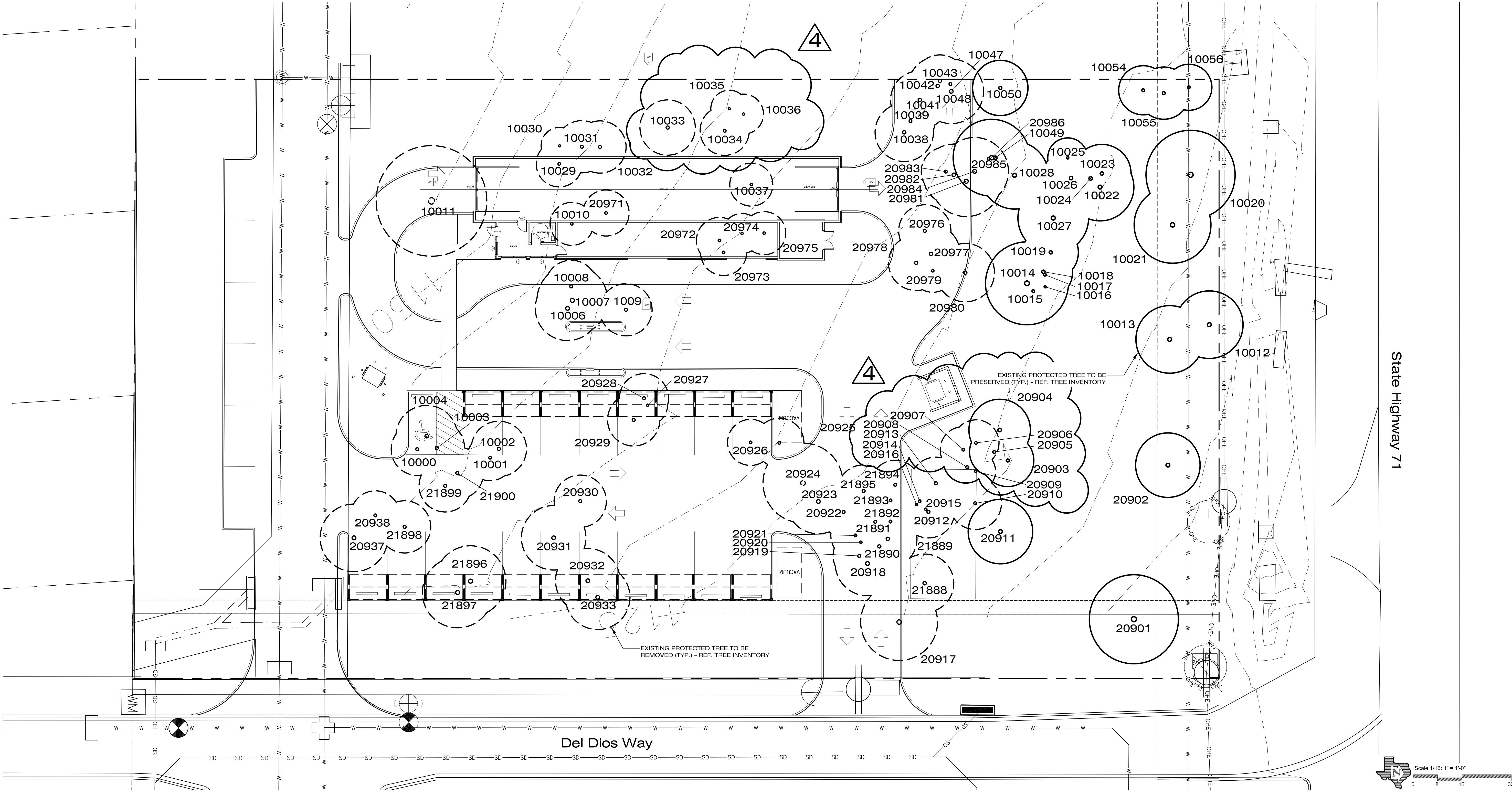


TREE PRUNING DETAIL

NOT TO SCALE

EXISTING TREE PRESERVATION AND REMOVAL NOTES:

1. UNLESS OTHERWISE SPECIFICALLY INDICATED, THIS DOCUMENT SHOWS ONLY EXISTING PROTECTED-SIZE TREES AS DEFINED BY THE CITY OF BEE CAVE UNIFIED DEVELOPMENT CODE (THE "UDC") IN EFFECT ON THE DATE HEREOF.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSPECTING THE PROJECT SITE AND DETERMINING FOR HIMSELF IF OTHER EXISTING TREES, SHRUBS, OR VEGETATION ARE PRESENT WHICH MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY.
3. BY ACT OF SUBMITTING A BID TO REMOVE THE EXISTING TREES SHOWN ON THIS PLAN, CONTRACTOR WARRANTS THAT HE (A) HAS PERSONALLY VISITED THE PROJECT SITE, (B) HAS INVESTIGATED THE EXISTING CONDITIONS SUFFICIENTLY TO DETERMINE WHAT, IF ANY, ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, AND (C) HAS A CLEAR UNDERSTANDING OF THE TERMS "PROTECTED TREE, SIGNIFICANT TREE, HERITAGE TREE, AND FLOOD PLAIN, AND OF ANY OTHER CITY GUIDELINES, STANDARDS, AND REQUIREMENTS WHICH MAY IMPACT REMOVAL OF THE EXISTING TREES DEPICTED ON THIS PLAN.
4. IN THE EVENT CONTRACTOR ENCOUNTERS ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION NOT SHOWN ON THIS PLAN, BUT WHICH MUST REASONABLY BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, CONTRACTOR SHALL REMOVE THE ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION AT NO ADDITIONAL COST TO THE OWNER, SUBJECT TO ANY APPLICABLE REQUIREMENTS, GUIDELINES, STIPULATIONS, OR APPROVALS ENFORCED BY THE CITY OF SAN ANTONIO.





EXISTING PROTECTED TREE INVENTORY

March 23, 2020

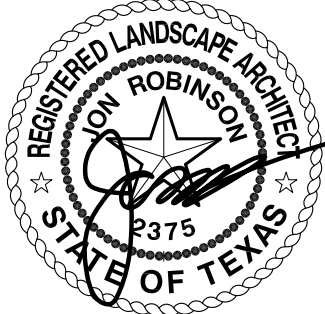
TAG#	SPECIES	SIZE	PROTECTED PRESERVED	SIGNIFICANT REMOVED	PROTECTED PRESERVED (> 12")	PROTECTED CLUSTER PRESERVED	COMMENTS
10000	Cedar	9		9			
10001	Live Oak	7		7			
10002	Live Oak	10		10			
10003	Live Oak	10		10			
10004	Live Oak	12		12			
10006	Cedar	13		13			
10007	Live Oak	15		15			
10008	Live Oak	9		9			
10009	Live Oak	9		9			
10010	Live Oak	6		6			
10011	Live Oak	23		23			
10012	Live Oak	14			14		
10013	Live Oak	14			14		
10014	Live Oak	19			19		
10015	Live Oak	7				7	
10016	Live Oak	4				4	
10017	Live Oak	8				8	
10018	Live Oak	11				11	
10019	Live Oak	10	10				
10020	Live Oak	21			21		
10021	Live Oak	17			17		
10022	Live Oak	14			14		
10023	Live Oak	11				11	
10024	Live Oak	11				11	
10025	Live Oak	5	5				
10026	Live Oak	11				11	
10027	Live Oak	15			15		
10028	Live Oak	14			14		
10029	Cedar	7		7			
10030	Live Oak	4		4			
10031	Live Oak	9		9			
10032	Live Oak	9		9			
10033	Live Oak	10		10			
10034	Live Oak	8		8			
10035	Live Oak	4		4			
10036	Live Oak	5		5			
10037	Live Oak	6		6			
10038	Live Oak	11		11			
10039	Live Oak	8		8			
10040	Cedar	8		8			
10041	Live Oak	11		11			
10042	Live Oak	11		11			
10043	Live Oak	9		9			
10047	Live Oak	8		8			
10048	Live Oak	13		13			
10049	Live Oak	11	11				
10050	Live Oak	10	10				
10054	Live Oak	8	8				
10055	Live Oak	9	9				
10056	Live Oak	7	7				
20901	Elm	21			21		
20902	Live Oak	13			13		
20903	Live Oak	9	9				
20904	Cedar	12			12		
20905	Live Oak	8	8				
20906	Live Oak	7		7			
20907	Live Oak	7		7			
20908	Cedar	9		9			
20909	Live Oak	5		5			
20910	Cedar	9		9			
20911	Cedar	13			13		
20912	Cedar	9		9			
20913	Live Oak	7		7			
20914	Live Oak	7		7			
20915	Live Oak	6		6			
20916	Live Oak	5		5			
20917	Elm	17		17			
20918	Live Oak	13		13			
20919	Live Oak	9		9			
20920	Live Oak	6		6			
20921	Live Oak	8		8			
20922	Live Oak	8		8			
20923	Live Oak	13		13			
20924	Cedar	18		18			
20925	Live Oak	8		8			
20926	Chinaberry	7		7			
20927	Live Oak	5		5			
20928	Live Oak	8		8			
20929	Chinaberry	9		9			
20930	Cedar	9		9			
20931	Cedar	13		13			
20932	Cedar	13		13			
20933	Cedar	13		13			
20937	Live Oak	8		8			
20938	Live Oak	14		14			
20971	Live Oak	7		7			
20972	Live Oak	7		7			
20973	Live Oak	7		7			
20974	Live Oak	5		5			
20975	Live Oak	6		6			
20976	Live Oak	9		9			
20977	Live Oak	11		11			
20978	Live Oak	10		10			
20979	Live Oak	6		6			
20980	Live Oak	11		11			
20981	Live Oak	15		15			
20982	Live Oak	12		12			
20983	Live Oak	8		8			
20984	Live Oak	14		14			
20985	Hackberry	7	7				
20986	Live Oak	17			17		
21888	Cedar	11		11			
21889	Live Oak	11		11			
21890	Live Oak	10		10			
21891	Live Oak	8		8			
21892	Live Oak	8		8			
21893	Live Oak	6		6			
21894	Live Oak	8		8			
21895	Live Oak	9		9			
21896	Cedar	15		15			
21897	Cedar	15		15			
21898	Live Oak	9		9			
21899	Cedar	9		9			
21900	Live Oak	9		9			
TOTALS		1141	84	790	204	63	

TREE PRESERVATION SUMMARY	
TOTAL Protected CAL. INCHES ON-SITE:	1141
Protected Cal. Inches Preserved:	84
Protected Above 12 Cal. Inches Preserved x 150%:	306
Protected Cluster Cal. Inches Preserved x 115%:	72.45
TOTAL PRESEVED TREE CREDITS:	462
Significant Class Preservation Ratio:	40.53%
Required Significant Preservation Ratio:	60%
TOTAL EXCESS / (MITIGATION)	(222)



HORIZON  
DESIGN AND DEVELOPMENT

PLANNING LANDSCAPE ARCHITECTURE  
DEVELOPMENT CONSULTING  
14607 San Pedro Ave., Suite 200  
San Antonio, Texas 78232  
210.831.8564 jrobinson@horizondesign-sa.com



32320

The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this electronic drawing file without the Landscape Architect's express written permission.

OWNER

XXXX  
XXXX

XXXX

San Antonio, TX 782XX

PROJECT

Bee Cave  
Car Wash

State HWY 71

Bee Cave, Texas 78738

REVISIONS

1.	Site Update	1/10/20
2.	City Comments	2/17/20
4	Site Update	3/23/20

PROJECT NUMBER

2019-205

Drawn By: jv

Checked By: jr

Sheet Title:

TREE  
INVENTORY

Sheet Number:

TP1.1

Issue Date:

December 4, 2019

CITY OF BEE CAVE - CODE COMPLIANCE SUMMARY:

1. **ROADWAY BUFFER**  
75' WIDE BUFFER REQUIRED ALONG STATE HIGHWAY 71  
A. 194 LF OF FRONTAGE X 12 TREES PER 100 LF  
= TREES REQUIRED: 24 TREES  
TREES PRESERVED: 33 TREES
1. **INCOMPATIBLE BUFFERS**  
25' WIDE BUFFER REQUIRED ADJACENT TO RESIDENTIAL LOTS  
PROVIDED AS REQUIRED
3. **SCREENING**  
PROVIDED AS REQUIRED
4. **STREET YARD**  
TOTAL STREET YARD AREA = 41,480 SF X 20%=  
LANDSCAPE REQUIRED: 8296 SF  
STREET YARD LANDSCAPE PROVIDED: 14,933 SF (36.0%)  
A. 1 TREE REQUIRED PER 1000SF OF REQUIRED LANDSCAPE  
TREES PROVIDED: 9 TREES
5. **LANDSCAPE IN VEHICULAR USE AREA**  
TOTAL PARKING LOT AREA = 13,150 SF  
13,150 SF X 25% = LANDSCAPE SHADING REQUIRED: 3288 SF  
A. (1) SHUMARD OAK 1963 SF x 75%: 1742 SF  
B. PROPOSED SHADE CANOPY No. 1 1389 SF  
B. PROPOSED SHADE CANOPY No. 2 1914 SF  
TOTAL PARKING LOT SHADING PROVIDED: 5045 SF (38.4%)

TREE MITIGATION SUMMARY

MITIGATION REQUIRED PER TREE INVENTORY: 222 Cal. Inches

- MITIGATION PROVIDED:
- CREDIT NEW TREES:  
(12) 4" CHINKAPIN OAKS: 48 Cal. Inches  
(13) 6" LIVE OAKS: 78 Cal. Inches  
(12) 4" CYPRESS: 48 Cal. Inches  
(12) 4" SHUMARD OAKS: 48 Cal. Inches

TOTAL MITIGATION PROVIDED: 222 Cal. Inches

MINIMUM REQUIRED TREE PRESERVATION

TOTAL SITE CALIPER INCHES = 1141 Cal. Inches X 60%  
= 685 CALIPER INCHES REQUIRED POST DEVELOPMENT  
PRESERVED EXISTING TREES: 462 Cal. Inches  
PROPOSED TREES: 222 Cal. Inches

TOTAL CALIPER INCHES POST DEVELOPMENT: 684 Cal. Inches (60%)

Plant	Size	Spacing	Quantity	1 Gallon Equivalent
Dwarf Palmetto	5 Gal.	5' O.C.	15	60
Gulf Muhly	5 Gal.	5' O.C.	32	128
Red Salvia	3 Gal.	3' O.C.	47	94
Winecups	3 Gal.	3' O.C.	34	98
Meadow Sedge	1 Gal.	1' O.C.	99	85
			TOTAL	465

Plant	Size	Spacing	Quantity	1 Gallon Equivalent
Dwarf Palmetto	5 Gal.	5' O.C.	14	56
Gulf Muhly	5 Gal.	5' O.C.	26	104
Red Salvia	3 Gal.	3' O.C.	39	78
Winecups	3 Gal.	3' O.C.	28	56
Meadow Sedge	1 Gal.	1' O.C.	76	76
			TOTAL	370

Plant	Size	Spacing	Quantity	1 Gallon Equivalent
Dwarf Palmetto	5 Gal.	5' O.C.	11	44
Gulf Muhly	5 Gal.	5' O.C.	21	84
Red Salvia	3 Gal.	3' O.C.	27	54
Winecups	3 Gal.	3' O.C.	32	64
Meadow Sedge	1 Gal.	1' O.C.	40	40
			TOTAL	286

GENERAL NOTES:

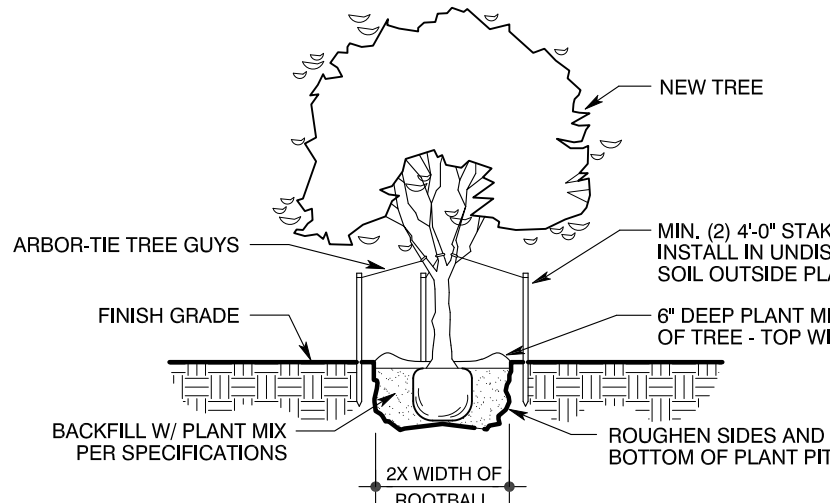
- REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
- INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
- INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
- WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
- VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

URBAN DEER NOTES:

- AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION.
- IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
- APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
- ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

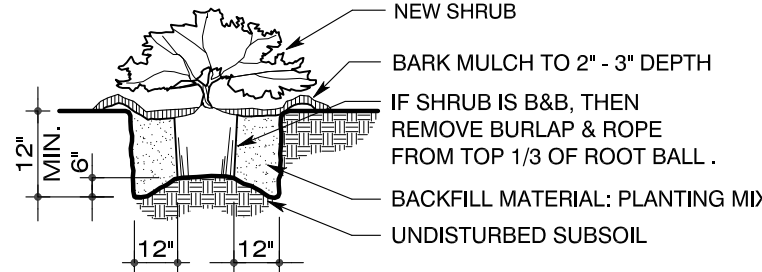
OVERHEAD ELECTRIC NOTES:

- ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
- WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.



TREE PLANTING DETAIL

NEW TREES  
1/8" = 1'-0"



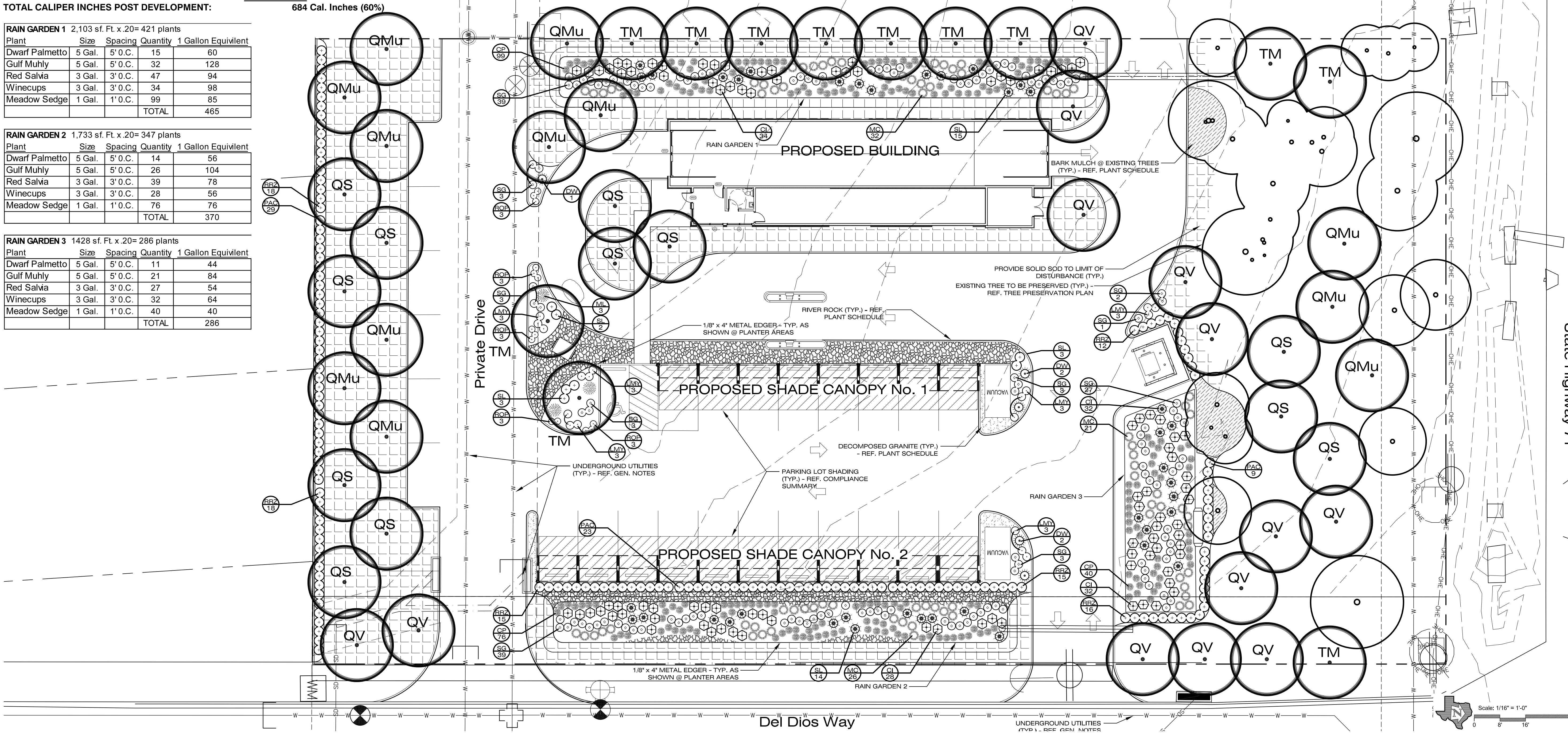
SHRUB PLANTING DETAIL

NEW SHRUBS  
1/8" = 1'-0"

PLANT SCHEDULE

SIZE = CALIPER OR SPREAD

SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES						
QMu	Quercus muhlenbergia	CHINKAPIN OAK	-	4" CAL.	B and B	DECIDUOUS / SINGLE STEM
QS	Quercus shumardii	SHUMARD OAK	-	4" CAL.	B and B	EVERGREEN / SINGLE STEM
QV	Quercus virginiana	LIVE OAK	-	6" CAL.	B and B	DECIDUOUS / SINGLE STEM
TM	Taxodium mucronatum	MONTEZUMA CYPRESS	-	4" CAL.	B and B	
SHRUBS						
DW	Dasyllirion wheeleri	SOTOL	-	5 GAL.		ACCENT / PLANT AT AS SHOWN
LMY	Lantana montevidensis 'New Gold'	'NEW GOLD' LANTANA	-	1 GAL.		PERENNIAL / PLANT AT 30" O.C.
ML	Muhlenbergia lindheimeri	DEER GRASS	-	5 GAL.		ACCENT / PLANT AS SHOWN
NDH	Nandina domestica 'Harbor Dwarf'	'HARBOR DWARF' NANDINA	-	3 GAL.		EVERGREEN / PLANT AT 30" O.C.
PAC	Plumbago auriculata 'Capensis'	CAPE PLUMBAGO	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
ROP	Rosmarinus officinalis 'Prostrata'	PROSTRATE ROSEMARY	-	1 GAL.		EVERGREEN / PLANT @ 24" O.C.
RRZ	Rosa 'Radrazz'	'RADRAZZ' KNOCK-OUT ROSE	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
SG	Salvia greggii	RED SALVIA	-	3 GAL.		EVERGREEN / PLANT AT 30" O.C.
SL	Salvia leucantha	MEXICAN BUSH SAGE	-	3 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
CI	Callirhoe involucrata	WINECUPS	-	3 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
CP	Carex praticola	MEADOW SEDGE	-	1 GAL.		EVERGREEN / PLANT AT 1'-0" O.C.
MC	Muhlenbergia capillaris	GULF MUHLY	-	5 GAL.		EVERGREEN / PLANT AT 5'-0" O.C.
SL	Sabal Minor	DWARF PALMETTO	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
GROUNDCOVERS AND GRASSES						
	Cynodon dactylon '419'	'419' HYBRID BERMUDAGRASS	-		SOLID SOD	SEE SPECIFICATIONS
		DECOMPOSED GRANITE	-			APPLY TO 3" COMPACTED DEPTH OVER SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.
		3" - 4" 'TEXAS BLEND' RIVER ROCK	-			APPLY TO 4" DEPTH OVER COMPACTED SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.
		ORGANIC BARK MULCH	-			PROVIDE TO 6" DEPTH @ EXISTING TREES TO BE PRESERVED



31310

The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this electronic drawing file without the Landscape Architect's express written permission.

OWNER

XXXX  
XXXX

XXXX  
San Antonio, TX 782XX

PROJECT

Bee Cave  
Car Wash

State HWY 71  
Bee Cave, Texas 78738

REVISIONS

- |    |               |         |
|----|---------------|---------|
| 1. | Site Update   | 1/10/20 |
| 2. | City Comments | 2/17/20 |
| 3. | City Comments | 3/8/20  |
| 4. | Site Update   | 3/23/20 |

PROJECT NUMBER  
2019-205

Drawn By: jv

Checked By: jr

Sheet Title:

LANDSCAPE  
PLANTING  
PLAN

Sheet Number:

L1.0

Issue Date:

December 4, 2019

## **EXHIBIT “B”**

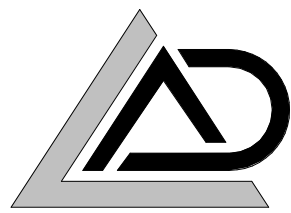
### **CONDITIONAL USE PERMIT REQUIREMENTS**

1. A Car Wash (Self-Service) is authorized for development at the location identified in the Concept Plan attached as Exhibit “A” to this Ordinance. Development of the car wash facility shall be consistent with development standards previously approved in the Masonwood Amended and Restated Development Agreement adopted by the Bee Cave City Council on November 13, 2012, except as same may be modified herein.
2. Off-street parking for the Car Wash (Self-Service) shall be provided at a ratio of 1 space per 200 square feet of building area plus an additional 4 employee parking spaces.
3. The hand-washing and/or detailing of motor vehicles by individuals other than customers of the car wash facility is strictly prohibited on the premises.
4. Owner of the Property shall provide a 20’ blanket access easement for trail and pedestrian access at an agreed upon location that is acceptable to both the City of Bee Cave and the owner within the 75’ landscape buffer required along West State Highway 71. Property owner will not be responsible for construction and maintenance of trail improvement if constructed in the future. Recordation of the ‘Blanket Access Easement Trail Agreement’ shall be required prior to Site Plan approval.
5. Construction, including structural stormwater and water quality controls, is prohibited within the 75’ landscape buffer adjacent to West State Highway 71.
6. Any aboveground facilities used for water quality management and nonpoint pollution control, including retention and detention ponds, shall be designed using natural stone materials. Additionally, any pond walls visible from adjacent streets, access easements, or parking areas shall be faced with natural stone.
7. Any changes or amendments to Water Quality/Detention/Drainage BMPs depicted in Exhibit “A” of the Ordinance may require an amendment of this Conditional Use Permit as determined by the City Engineer.
8. Per Article III, Section 3.02(b)(vi) of the ‘Masonwood Amended and Restated Development Agreement,’ cut and fill for development of the Property is limited to 10 ft. unless a variance is granted in conjunction with Site Plan approval.

9. There shall be no voice attendant speakers associated with the Car Wash (Self-Service) or its accompanying pay stations.
10. The Elevations depicted in Exhibit “C” of this Ordinance are approved. If the Permittee amends the Elevations such alternative Elevations may be considered in conjunction with Site Plan approval and shall meet or exceed the City’s Exterior Building Design Standards of the City’s Code of Ordinances.
11. Operation of the Car Wash (Self-Service) will be between the hours of 6:00 am to 10:00 pm.
12. Per Article II, Section 2.01(v) of the ‘Masonwood Amended and Restated Development Agreement,’ the City’s landscaping requirements (Sec. 32.05.002), with the exception of Sec. 32.05.002(f)(2), shall apply to the subject development. However, the removal of any Protected Tree, Specimen Tree or Specimen tree stand from within the required 75’ landscape buffer adjacent to West State Highway 71 is prohibited. The Landscape and Tree Preservation Plan for the Car Wash (Self-Service) shall be reviewed in conjunction with Site Plan approval.
13. Per “Exhibit B” of the Declaration of Restrictions (Doc. No. 2016031163 ORTC), the Property is authorized to construct impervious cover up to .94 acres. However, the Concept Plan approved as part of this Ordinance authorizes construction only of .933 acres of impervious cover. Any development or construction which would cause the property to exceed .933 acres of impervious cover must be approved in conjunction with a Site Plan approval.
14. The Car Wash (Self-Service) will comply with the City lighting standards as required by the COBC Code of Ordinances.
15. Any signage for the Car Wash (Self-Service) will comply with the City signage standards as required by the COBC Code of Ordinances.

**EXHIBIT “C”**  
**ELEVATIONS**





ARCHCOMM, LLC.  
1006 Beckett  
San Antonio, Texas 78213  
(210) 308-9905  
TBPE NO. F-15659

06.25.19

CONSULTANTS

# BEE CAVE CAR WASH

BEE CAVES, TEXAS

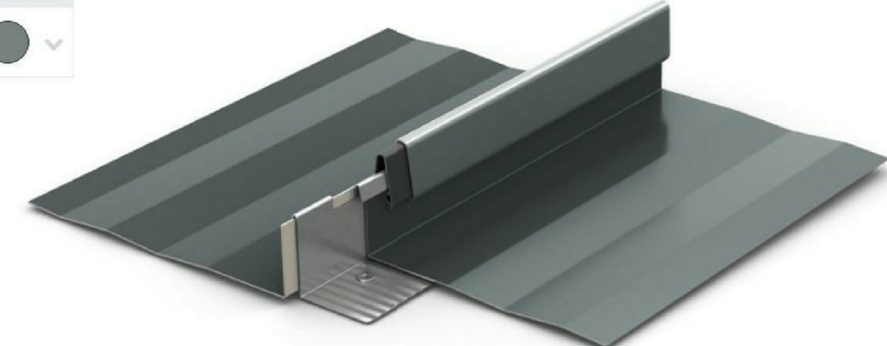
OWNER

SHEET TITLE  
BUILDING  
ELEVATIONS

SHEET HISTORY

DATE ISSUE

A201



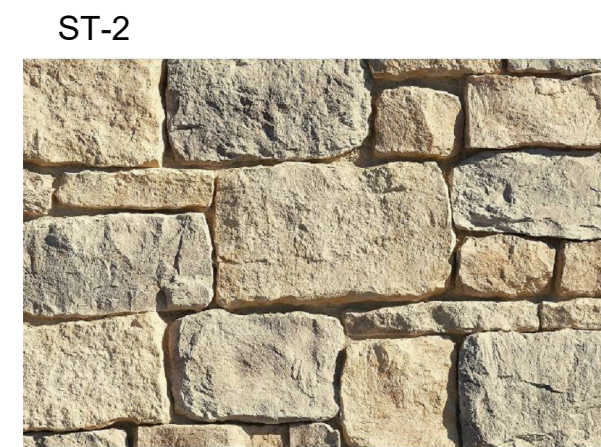
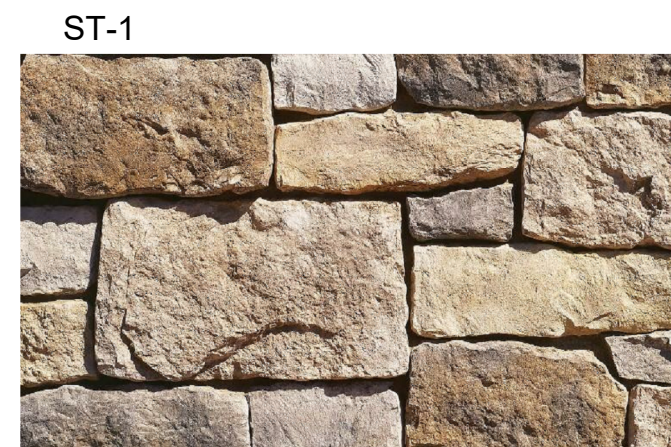
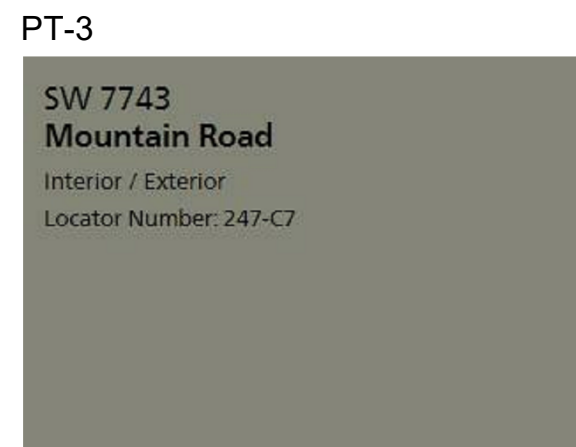
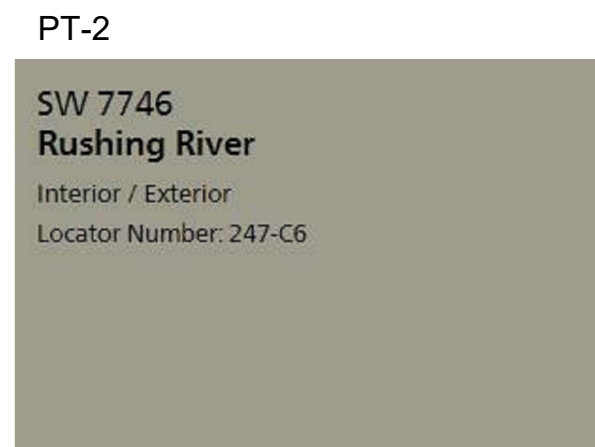
MR-1 STANDING SEAM ROOFING



SS-1 CHISELED EDGE WAINSCOT SILL

## EXTERIOR FINISHES

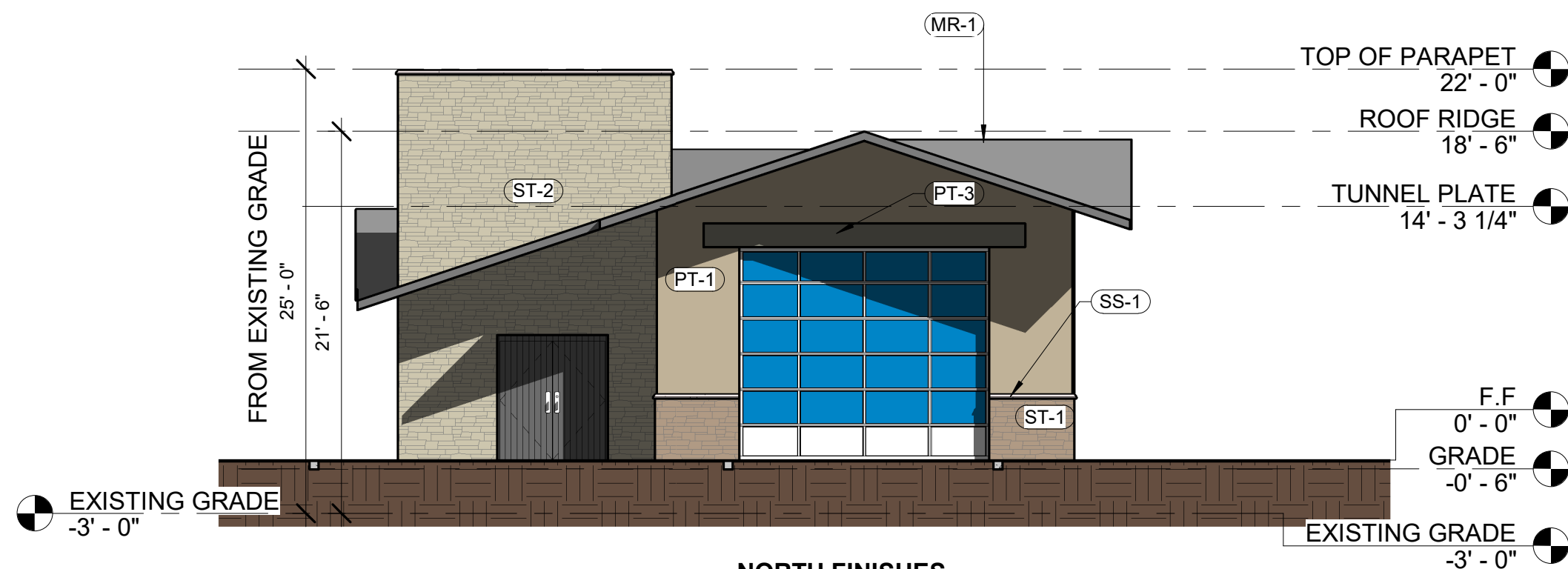
SYMBOL	MATERIAL	COLOR
PT-1	PAINTED STUCCO	SHERWIN WILLIAMS - SW 7506 - LOGGIA - SATIN
PT-2	PAINTED STUCCO	SHERWIN WILLIAMS - SW 7746 - RUSHING RIVER SATIN
PT-3	PAINTED STUCCO	SHERWIN WILLIAMS - SW 7743 - MOUNTAIN ROAD SATIN
ST-1	STONE VENEER	ELDORADO STONE - ROUGH CUT - AUTUMN LEAF
ST-1	STONE VENEER	ELDORADO STONE - ROUGH CUT - VINEYARD TRAIL
SS-1	STONE SILL	ELDORADO STONE - CHISELED EDGE WAINSCOT SILL - BUCKSKIN
MR-1	METAL ROOF	BERRIDGE TEE-PANEL STANDING SEAM - ZINC GRAY



## FINISH PERCENTAGES

MATERIAL	AREA	PERCENTAGE
MASONRY**	4364 SF	81%
GLAZING	966 SF	18%
DOOR (OPAQUE)	46 SF	1%
TOTAL	5376 SF	100%

\*\* ALL EXTERIOR WALL MATERIALS ARE CLASSIFIED AS MASONRY. MASONRY MAKES UP 100% OF THE EXTERIOR FINISHES THAT ARE NOT DOORS OR GLAZING .



### NORTH FINISHES

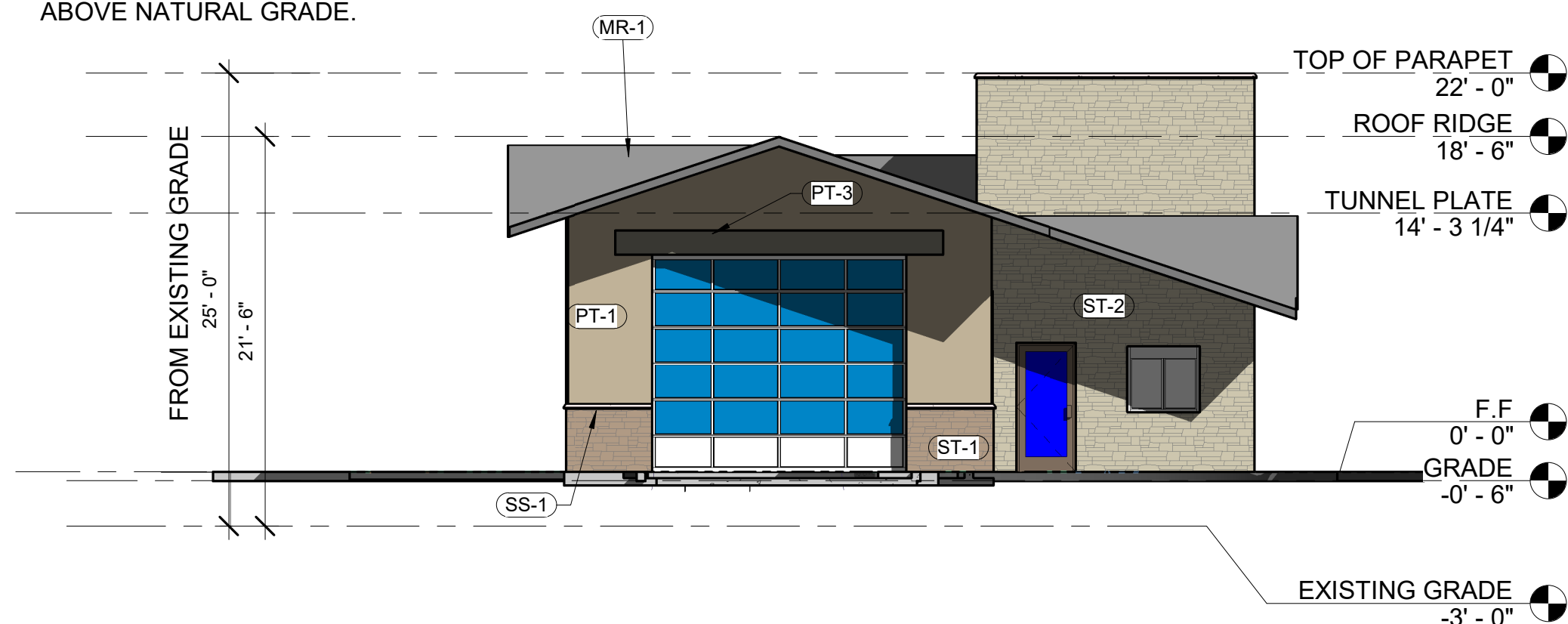
MATERIAL	AREA	PERCENTAGE
MASONRY**	488 SF	68.6%
GLAZING	168 SF	23.6%
DOOR (OPAQUE)	55 SF	7.8%
TOTAL	711 SF	100%

5 NORTH  
1/8" = 1'-0"

### EAST FINISHES

MATERIAL	AREA	PERCENTAGE
MASONRY**	1323 SF	100%
GLAZING	N/A	0%
DOOR	N/A	0%
TOTAL	1323 SF	100%

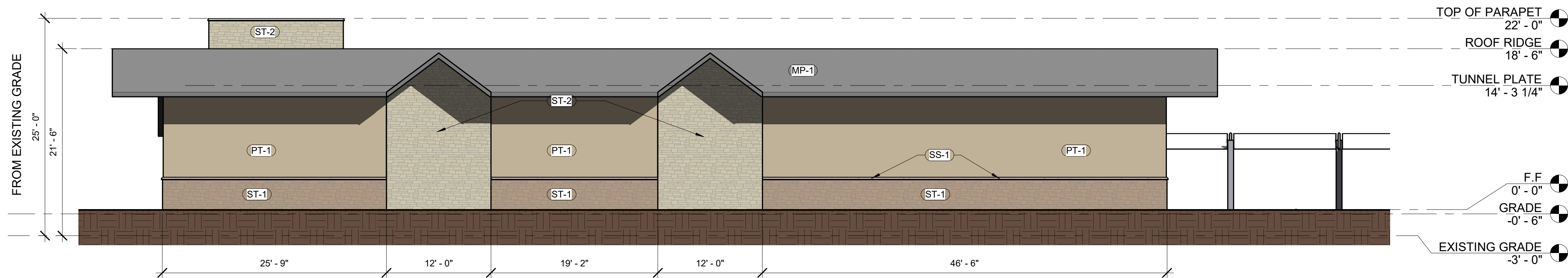
BUILDING FINISHED FLOOR IS 0'-6"  
ABOVE FINISHED GRADE.  
FINISHED GRADE WILL BE +/- 2'-6"  
ABOVE NATURAL GRADE.



3 SOUTH  
1/8" = 1'-0"

### SOUTH FINISHES

MATERIAL	AREA	PERCENTAGE
MASONRY**	454 SF	68.8%
GLAZING	206 SF	31.2%
DOOR (INCL. IN GLAZING)	N/A	0%
TOTAL	660 SF	100%

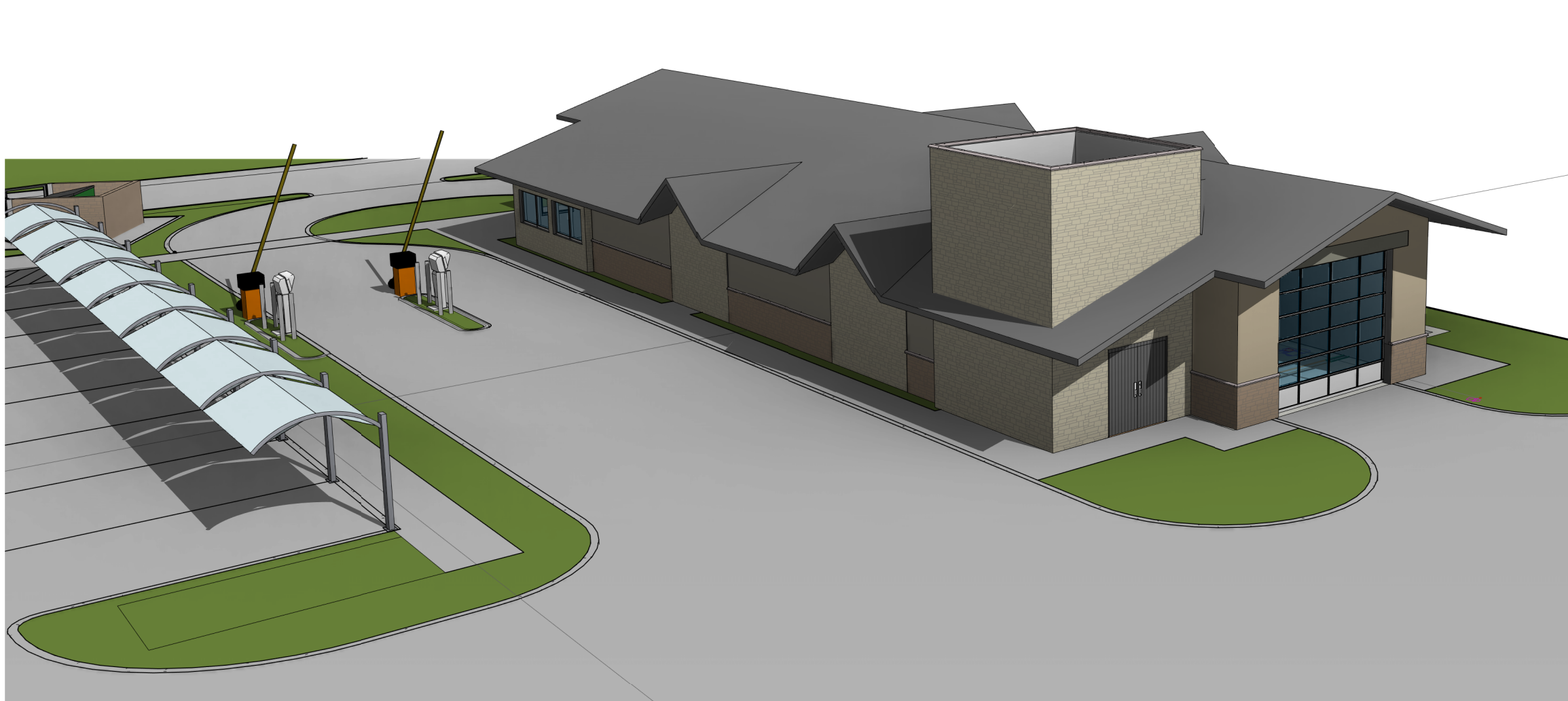


4 WEST  
1/8" = 1'-0"

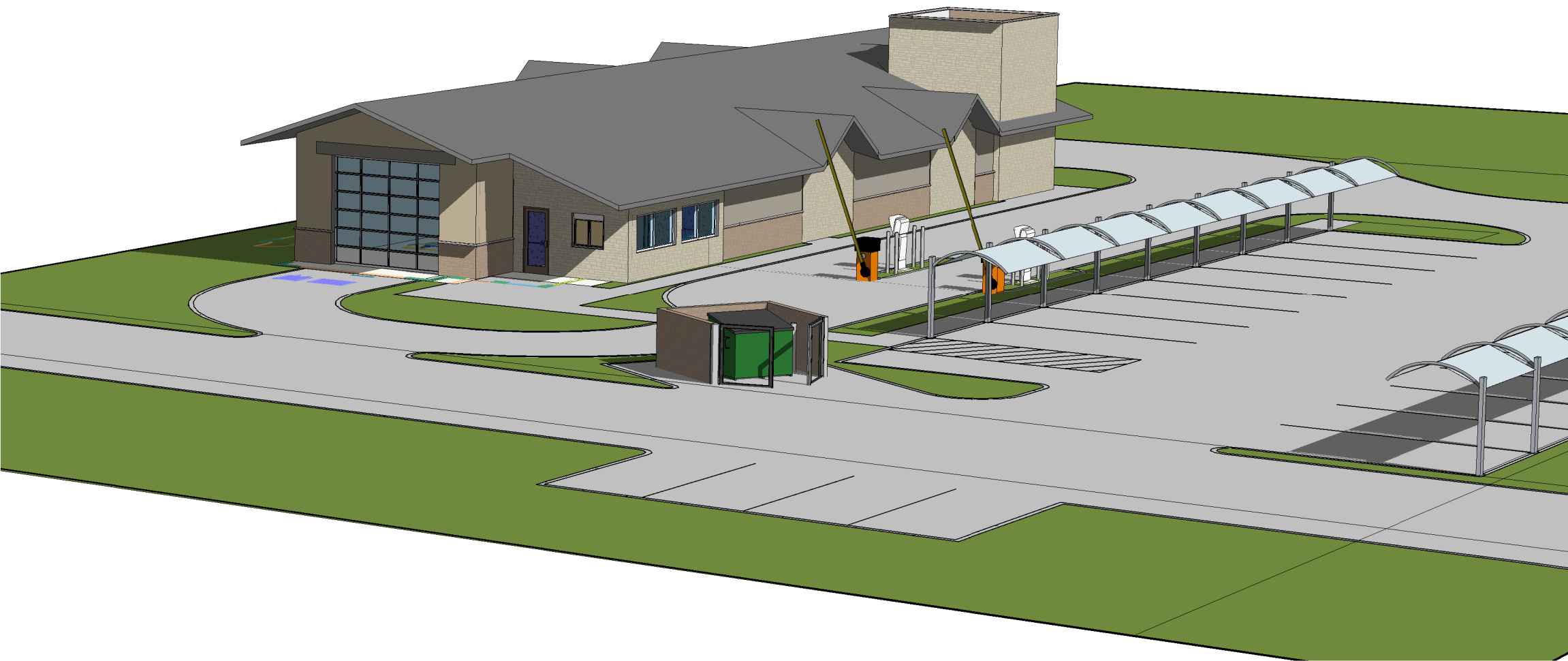
### WEST FINISHES

MATERIAL	AREA	PERCENTAGE
MASONRY**	1716 SF	100%
GLAZING	N/A	0%
DOOR	N/A	0%
TOTAL	1716 SF	100%





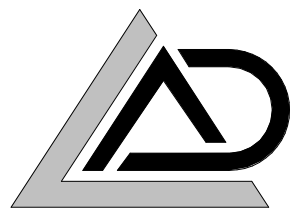
① 3D View 6



② 3D View 9



③ COVER PAGE VIEW Copy 1



ARCHCOMM, LLC.

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06.25.19

CONSULTANTS

**BEE CAVE CAR WASH**  
BEE CAVES, TEXAS

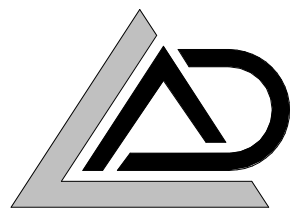
OWNER

SHEET TITLE  
3D VIEWS

SHEET HISTORY

DATE	ISSUE
------	-------

**A210**



ARCHCOMM, LLC.  
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06.25.19

CONSULTANTS

BEE CAVE CAR WASH  
BEE CAVES, TEXAS

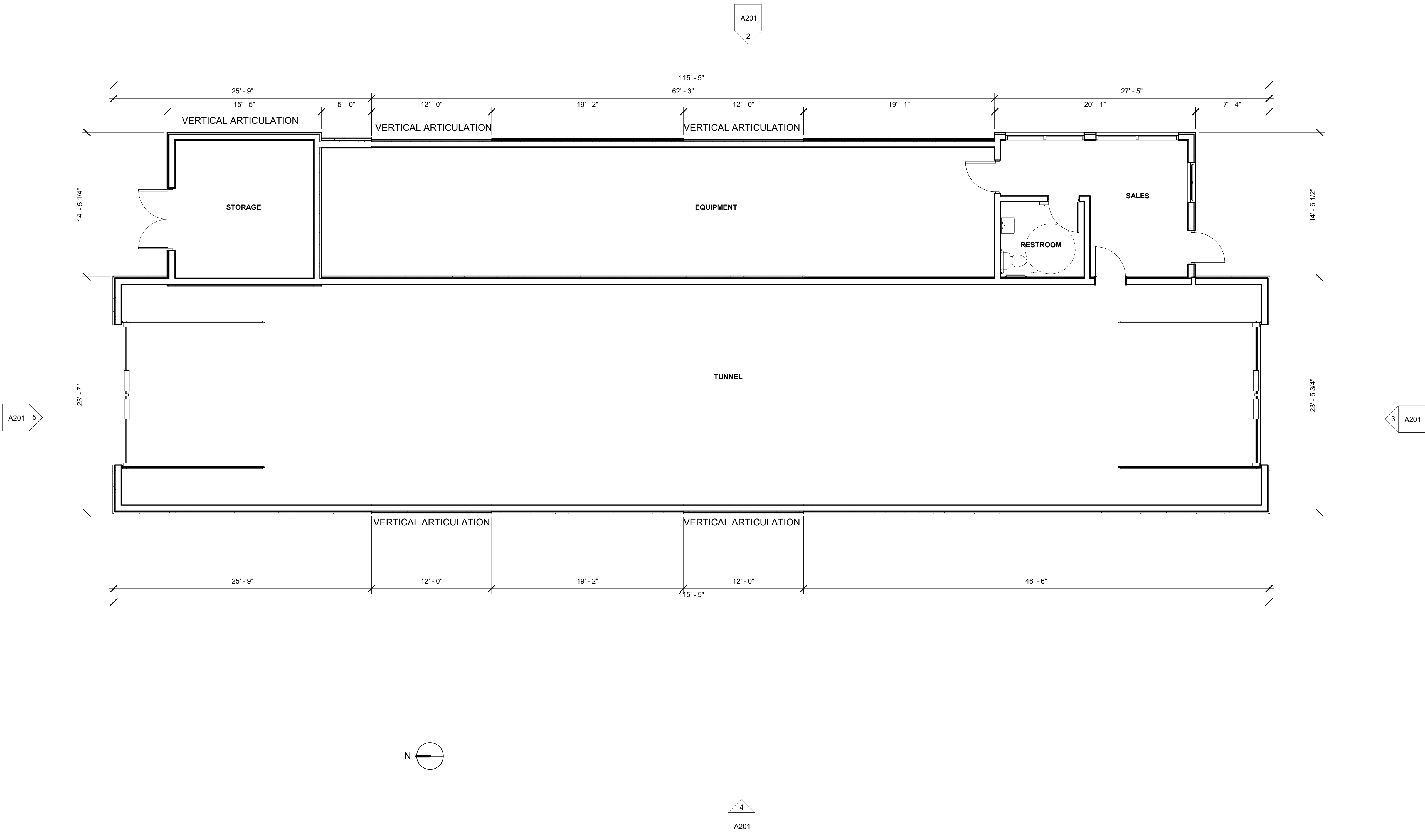
OWNER

SHEET TITLE  
ARTICULATION  
FLOOR PLAN

SHEET HISTORY

DATE	ISSUE

A110



1 FLOOR PLAN ARTICULATION  
3/16" = 1'-0"